178.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	673,200	/	673,200
USE VALUE:	673,200	/	673,200
ASSESSED:	673,200	/	673,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
283		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRATKA REBECCA J--ETAL
Owner 2:	WELCH MICHAEL
Owner 3:	
Street 1:	283 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	284,700		388,500	673,200
Total Card	0.103	284,700		388,500	673,200
Total Parcel	0.103	284,700		388,500	673,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.50 | /Parcel: 412.50

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

120256

GIS Ref

GIS Ref

Insp Date

06/29/18

!13953!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	284,700	0	4,500.	388,500	673,200		Year end	12/23/2021
2021	101	FV	267,500	0	4,500.	388,500	656,000		Year End Roll	12/10/2020
2020	101	FV	267,500	0	4,500.	388,500	656,000	656,000	Year End Roll	12/18/2019
2019	101	FV	237,400	0	4,500.	388,500	625,900	625,900	Year End Roll	1/3/2019
2018	101	FV	237,400	0	4,500.	327,500	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	237,400	0	4,500.	299,700	537,100	537,100	Year End Roll	1/3/2017
2016	101	FV	237,400	0	4,500.	255,300	492,700	492,700	Year End	1/4/2016
2015	101	FV	210,200	0	4,500.	222,000	432,200	432,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:02:53

LAST REV

Date	Time
08/08/18	14:23:30

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13953

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REHRIG BRIAN H/	23820-138		10/27/1993		199,000	No	No	Y	

USER DEFINED

Prior Id # 1:	120256
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/25/2013	125	Manual	10,600	C				
4/29/1997	198	Manual	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2018	MEAS&NOTICE	CC	Chris C
11/22/2008	Meas/Inspect	345	PATRIOT
2/24/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	7									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	8 - Plyw Panel	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.96734935
Adj $ / SQ:	176.299
Other Features:	67817
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386808
Depreciation:	102117
Depreciated Total:	284691

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

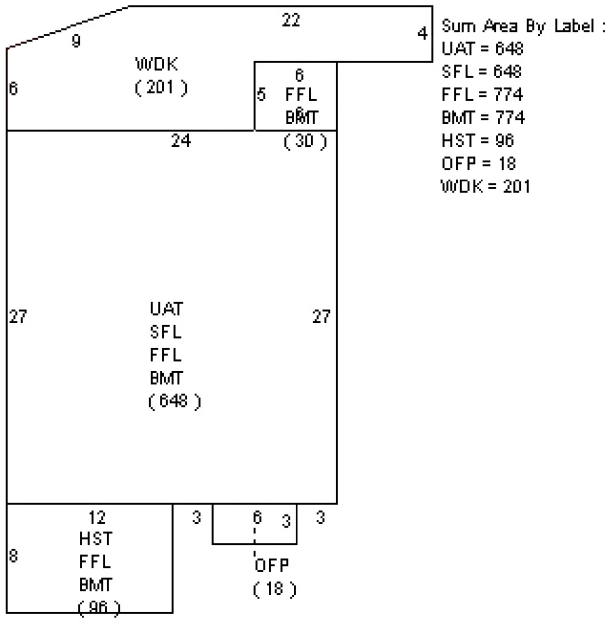
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.30
Special Features:	0	Val/Su Net:	108.46
Final Total:	284700	Val/Su SzAd	193.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	774	52.890	40,937
FFL	First Floor	774	176.300	136,456
SFL	Second Floor	648	176.300	114,242
WDK	Deck	201	10.620	2,134
UAT	Upper Attic	162	98.730	15,994
HST	Half Story	48	176.300	8,462
OFP	Open Porch	18	42.560	766

	Net Sketched Area:	2,625	Total:		318,991
Size Ad	1470	Gross Area	3159	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

178.0-0001-0001.0

IMAGE

AssessPro Patriot Properties, Inc